

MEETING RECORD

NAME OF GROUP:

Urban Design Committee

DATE, TIME AND

PLACE OF MEETING:

Wednesday, April 6, 2005, 3:15 p.m., Room 206, County-City Building, 2nd Floor, 555 South 10th Street, Lincoln, Nebraska

MEMBERS AND OTHERS

IN ATTENDANCE:

Members:

JoAnne Kissel, Third World Oforah, Dennis Scheer, Scott Sullivan and Kim Todd present. Michael Eckert and Gordon Scholz absent.

Others:

Melinda Pearson and Will Corcoran (Pearson Architects); Thomas Conrad (Heartland Optical); Eileen Bergt (Landscape Architect); Jake Balcom and Travis Green (Dish Restaurant); Dan Wesolowski and Jim Mannel (Lincoln Electric System); Jeff Cole and Ernie Castillo (Urban Development Department); Ed Zimmer and Michele Abendroth (Planning Department)

STATED PURPOSE

OF THE MEETING:

Regular Meeting of the Urban Design Committee

The meeting was called to order at 3:15 p.m.

Approval of Meeting Notes of February 2 and March 2, 2005

Todd moved approval of the Meeting Notes of February 2 and March 2, 2005, seconded by Kissel. Motion carried 4-0. Kissel, Oforah, Todd and Scheer voting 'yes'; Eckert, Scholz and Sullivan absent.

Redevelopment project at N. 27th and Apple Streets (Melinda Pearson and Urban Development Department)

Ernie Castillo of Urban Development Dept. stated that they received two proposals for the redevelopment project at North 27th and Apple Streets. They reviewed the proposals and interviewed the firms. The committee selected Heartland Optical. They liked this project because it complements its neighbor across the street. Secondly, they liked the longevity of this business. And thirdly, they liked the services this business will provide to the entire community.

Thomas Conrad stated that Heartland Optical is a wholesale and retail optical company. They have been on 27th Street for 20 years. They provide safety optical glasses for 60 companies in Lincoln. They want to coordinate with the health center to give low cost optical exams.

Melanda Pearson noted that there have been several interesting things about this project. First is the location. They set the building back 15 feet from the property line. There is some parking available. They also wanted a mezzanine. The landscaping meets the screening requirements per code. They are screening the condensing units and the parking. The City is requesting that the zoning be changed to B-1 from I-1. The exterior of the building has a residential character. The 27th Street front is basically a facade that will house the sign. The main entry and the dispensing is in the back. She stated that they are

still considering the selection of plant materials.

Sullivan asked if there are any buildings that dictated the setback that seemed to fit best. Pearson stated that most of the properties are on the property line or set to the back with parking up front. She said they can still get a nice green space up front, but not have the parking lot up front.

Todd moved approval of the application pending the selection of plant materials, seconded by Kissel. Motion carried 5-0. Kissel, Oforah, Sullivan, Todd and Scheer voting 'yes'; Eckert and Scholz absent.

Sidewalk café for the Dish, 11th and O Streets

Jeff Cole stated that this area has been a focus for downtown revitalization and the sidewalk café will be a great addition to O Street. Travis Green is the new owner of Dish.

Sullivan asked if the entry width would be 8 feet. Cole stated that it would.

Oforah asked what the capacity of the sidewalk café is. Jake Balcom stated that they have not received the count from the Fire Department yet, but they anticipate that it will be about 50-60.

Sullivan asked about serving alcohol. Cole stated that the provision is that the sidewalk café must be attached to a restaurant and must offer dining; alcohol can be served if the premise is licensed and the menu is available for outdoor dining.

Oforah asked about the waiting area. Balcom stated that they will designate an area for smoking, separate from the main outdoor dining area.

Todd moved approval of the application, seconded by Sullivan. Motion carried 5-0. Kissel, Oforah, Sullivan, Todd and Scheer voting 'yes'; Eckert and Scholz absent.

Sullivan departed following this vote at 3:37 p.m.

Landscape design for LES substation (Eileen Bergt)

Eileen Bergt stated that this substation was built several years ago at 19th and Alvo. Subdivisions are being built around it, but it is very prominent on top of the hill. She used plant material that is as big as possible to mask the structure. The trees selected will handle the wind and hold their structure. They will put in irrigation lines to get them established. She has selected spruce trees, oaks, hackberries and crabapples.

Scheer commented that it is a great plan.

Kissel moved approval of the application, seconded by Todd. Motion carried 4-0. Kissel, Oforah, Todd and Scheer voting 'yes'; Eckert, Scholz and Sullivan absent.

Misc.

No discussion took place under this agenda item.

The meeting was adjourned at 3:42 p.m.